

ROOF PLAN | 1:100

PROPOSED ELEVATIONS | 1:100

ills to be in accordance with / subject to Structu	
Denotes structural support	
Insulated non load bearing internal walls	
Non load bearing internal walls	
External facing brickwork	
Internal loadbearing / buttressing walls	
Indicative concrete foundations to load bearing walls - subject to final confirmatio on site due to distances to trees	

Structural details to be in accordance with / subject to Structural **Engineers & Manufacturers information** FIRE/SMOKE DETECTION KEY

	Denotes automatic Smoke Detector
K	Denotes automatic heat detector
(M)	Denotes carbon monoxide detector
	Denotes 30 minute fire seperation

Denotes 30 minute firedoor Fire Alarm system to be provided in accordance with the recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard. Smoke and heat alarms should be mains operated and conform to BS EN 14604:2005 or BS 5446-2:2003. Detection should have a standby power supply. such as a battery or capacitor. The detector type (e.g. lonization chamber or optical) should take into account the type of fire that might be expected and the need to avoid false alarms.

ı	FOUL WATER DRAINAGE KEY		
l	Ö	foulwater inspection chamber/manhole with access cover - invert to be determined on site	
ı	SP / SVP O	110mm Ø sp / svp (Hepworth or similar) internal SVP's to be boxed in	
ı		38-50mm above ground plastic pipework	
ı		100-110mm above ground plastic pipework	
ı		100-110mm below ground plastic pipework	
	g	P Trap gulley discharging to drains	

SURFACE WATER DRAINAGE KEY	
0	inspection chamber for surface wate drainage
RWP O	rainwater pipe to discharge into a trapped gulley with grating.
	Linear level threshold drain to provide threshold to door and retaining wall

Rodding point Below Ground Drainage & Main Connections to be in accordance with Drainage Engineer's design details and specification

FLOOR AREAS

Building Footprint = 89.4m² Perimeter = 38.2m Ground Floor Gross Internal Area = 78.3m² First Floor Gross Internal Area = 78.3m²

Dimensions - Internal dimensions are shown for construction purposes. Following final finishing these may vary slightly on site. External dimensions are shown to external masonry.

GENERAL NOTES

- SAP calculations are to be in accordance with assessors calculations and information. LDC should be informed by the assessor of any necessary changes to the drawings to conform to their spec. - Obscure glazing to be installed to bathrooms and WC's (in the form of etched glass)
- Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and Entrance doors are to provide a minimum clear width of 800mm
- (structural openings shown as 1022.5mm). Entrance threshold to have no upstand greater than 15mm. - All Internal Ground Floor doors shown as 910 x 2100mm structural openings. First floor internal doors generally shown as 910 x 2100mm structural opening or as noted on the plans, although 810mm structural opening may be provided to contractors / clients approval

- Any structural steel elements are to be strictly in accordance with

- the Structural Engineers and Steelwork Fabricators details and specification. - For Interior Design details and specification see clients consultant drawings and information
- All finishes to be in accordance with the clients / occupants instructions and preferences. These are to be discussed with the contractor to ensure a satisfactory solution can be met prior to the

APPROVED DOCUMENT PART P -ELECTRICAL SAFETY

All electrical installations are to comply with I.E.E. Wiring regulations and require an appropriate BS7671 electrical installation certificate issued, in order to satisfy Approved Document P (Electrical Safety) and prove the work has been designed, installed, inspected and tested by a person competent to do so. Electrical sockets and lighting switches to be positioned in a zone 450mm above FFL and 1200mm above FFL respectively. Final electrical details are subject to client approval prior to installation on site - Contractor is responsible for providing these

layouts for approval. Consumer units are to be mounted so that the switches are between 1350mm and 1450mm above floor level. Consideration to be given to ensure compliance with all other statutory requirements relating to consumer unit position such as British and European standards.

Final details of the first floor joists shall be confirmed within the Manufacturers design and calculations. Joists noted as metal web (e.g. posi / eco joists). Where indicative sizes are noted these are based on Domestic loadings, with joists having 97 x 47mm top and bottom chords, and spaced at 400mm centres (we would advise joist centres are no further apart than 400mm in

As a general rule maximum spans for metal web joists based on depth are as follows: 219mm = Max. span 5170mm; 253mm = Max. span 5620mm; 304mm = Max. span

Windows / Doors / Glazing are to be in accordance with the contractor / manufacturers details and final

In accordance with BS 6262: Part 4: 1994 Code of Practice for Glazing for Buildings" All glazing between finished floor level and 800mm high and between finished floor level and 1500mm high in a door, or in a side panel within 300mm of either edge of the door to be laminated or toughened glass to B.S. 6206: 1981 with all panes marked accordingly by the manufacturer.

Water use of the dwelling should be less than 125 litres/person/day in accordance with Approved Document G. Detailed calculations cannot be provided until such time that all fittings and fixtures are known. As a general rule the plot should comply provided the aximum consumption of fittings is as below:

Shower	10 l/min
Bath	185 litre capacity
Basin Taps	6 I/min
Sink Taps	8 I/min
Dishwasher	1.25 I/place setting
Washing Machine	8.17 l/kg
WC	6/4 litre for duel flush
	4.5 litre for single flush

doors externally.

800mm (structural openings shown as 1022.5mm). Entrance threshold to have no upstand greater than

compliant with outward opening door.

The building services (including intermittent extract completion the system and their controls are left in working order and can operate efficiently for the purposes of the conservation of fuel and power.

BACKGROUND VENTILATION

Additionally, Provide intermittent extract fan to the utility

4 Bedroom 2 storey dwelling of approx 157m², table 5.2a Masonry cavity wall construction to external — (Approved Document F) shows an equivalent background ventilator area of 65,000mm² + 42,000mm² (additional floor area)= 107,000mm² with any design air

the design rate of which will be detailed in the SAP Calculations (Assumed Design value 6m³/hr/m²)

to ensure the minimum amount of background ventilation is met (e.g. using vents with an equivalent area of 5000mm² a minimum of 22 vents would be required overall in the window and door installations). Failure to meet the requirement through background vents will require the installation of further mechanical ventilation.

Bedroom windows are to be escape windows (as and

doors - window should have an un-obstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight not more than 1100mm above the floor. Windows should be designed such that they will remain in the open position without needing to be held by a person keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch,

Windows & Doors to be certified to PAS24 in accordance with Approved Document Q

1472.5mm (W) x 2100mm (H 1247.5mm (W) x 2100mm (H) 1247.5mm (W) x 2100mm (H) 910mm (W) x 2100mm (H) 2147.5mm (W) x 2100mm (H) 3160mm (W) x 2100mm (H) 2147.5mm (W) x 1050mm (H) 1022.5mm (W) x 1050mm (H) 685mm (W) x 1050mm (H)

685mm (W) x 1050mm (H) _____ Calculations to be provided for all structural — support beams / lintels to openings greater than 3m. Should steel be used full engineers

calculations should be provided prior to

nstallation. Lintels generally to have

If rear doors are to have a level terrace

externally it will be necessary to provide

Radiators throughout or as otherwise agreed -

confirmed with the subcontractor prior to

Lintels to be Catnic CG 50/100 standard

loadings (to manufacturers detail and approval) or similar approved (e.g. IG)

duty lintels assuming standard lengths and

VP boxed in. Boxing in of soil vent pipes to

comprise timber studwork, lined using 2 No.

vool insulation to cavities to improve sound

Walls below ground to comprise structural -

blockwork bed in mortar - see construction

Denotes Metal web Joists to first floor - depth -

supports / strutting to be in accordance with

services throughout the floor void (reducing

varies, see plan notes - @ 400mm c/c. Full

details to be provided by manufacturer.

Eco Joists allow for ease of distribution of

Gas and Electric meter positions / entry —

Foul drainage to be discharged to mains -

Refer to ADC drainage design.

points subject to confirmation with the

All strapping / noggins / intermediate

ioist manufacturers full design details.

details. External bricks upto DPC to be

walls (see construction details)

engineer brickwork

on site work).

Contractor on site.

layers of Gyproc Wallboard, with mineral

installation. All radiators to incorporate TRVs.

level threshold drainage channels

- Radiators sizes and positions to be

1247.5mm (W) x 1275mm (H)

685mm (W) x 1275mm (H)

1585mm (W) x 2100mm (H)

1022.5mm (W) x 3300mm (H)

minimum end bearings of 150mm. See notes on Critical Glazing for low level screens / windows

1200 x 900mm level platforms provided to all entrance

Entrance doors are to provide a minimum clear width of

Ground Floor WC to be Approved Document M

ventilation) systems should be commissioned so that at Commissioning Certificates are to be provided to the Building Inspector within 5 days of completion of the works or as otherwise agreed.

It is important to ensure background ventilation is calculated prior to the manufacture of windows and

space with a rate no less than 30 l/s, and cooker hood extract at a rate no less than 30 l/s The Building Inspector may request a commissioning certificate for the installation of any new fans prior to a completion

Background Ventilation will be required as described

The new dwelling will be subject to air pressure testing -

It is the responsibility of the window/door manufacturer

EMERGENCY ESCAPE WINDOWS

where shown on plans). Emergency Egress windows and through). The bottom of the openable area should be making their escape. Locks (with or without removable which may be child resistant.

PROPOSED PLANS | 1:50

Insulation provided to internal stud walls where shown. See Specification & Construction Details for further information on the requirements. Generally: Timber / metal stud systems should include plasterboard layers with a minimum mass per unit area of 10 kg/m²; have a minimum distance of 75mm between linings (e.g. stud width); and include a minimum 25mm thick absorbent material to the cavity with a minimum density of 10 kg/m³. All joints to be well sealed.

Wall mounted boiler (fuel as specified in the SAP Calculations) - full details of the system are to be confirmed prior to installation and approved with Building Control. The choice of fuel is likely to effect the SAP Calculations and should be discussed with

Water rising main to be located within duct, distributed behind utility units to sink / washing machine. Pipes below insulated floor to be insulated using proprietary foam insulation in accordance with BS 5422 to give 12-18 hours protection against freezing (insulation thickness dependant upon pipe

D02

HALL

STUDY

extract 30 I/s

or similar

extract 6 1/s

DINING

Kitchen layout and finishes.

LOUNGE

GROUND FLOOR PLAN

Denotes indicative span of Pre-fabricated roof trusses (to be in accordance with the manufacturers details and design)

If Building Control and/or roof truss manufacturer do not require any internal load bearing walls for roof support and stability then all first floor internal walls can be constructed from studwork (see typical detail) load bearing walls are indicative only. Plywood faced buttressing studwork may be required to provide stability for external walls.

Foundations shown as 600mm wide (450mm to single skin walls) x minimum 300mm deep in situ concrete strip foundations, minimum 1m deep in clay, GEN1 (ST2) mix to BS8500 for concrete. Foundations subject to Building control inspectors approval prior to pouring concrete in relation to distances to existing removed / proposed / remaining trees. See Notes on site plan adjacent.

Trench fill foundations may be utilised subject to ensuring suitable depth for the floor building up and prevent cold bridging. Coarsing subject to contractors preference Subject to Building Control confirmation in

near trees) prior to commencement of pouring concrete, and if necessary any structural engineers details / design Timber staircase to a maximum pitch of 42° with balustrade at 900mm high. Guarding to landing to

accordance with NHBC standards (building

be 900 - 1100mm high. Ensure guarding is installed to as not to allow a 100mm sphere pass through stair void. subject to engineers details.

further support to long length of masonry. Refer to engineers details for further information. Extract ventilation to be commissioned pre completion with test certificates approved by

Buttressing stud wall to be installed to provide

Building Control

External ground built up at main entrance door to enable 900 x 1200mm minimum level platform to entrance, with level access into the dwelling. Ramps shall be no steeper than 1 in 12 gradient. Ramps to have an unobstructed width of 900mm minimum, and surfaces are to be firm and even (landings to be minimum 1200mm deep). Main entrance to incorporate a level threshold with level threshold drainage channel and DPC tray or suitable system to prevent water ingress

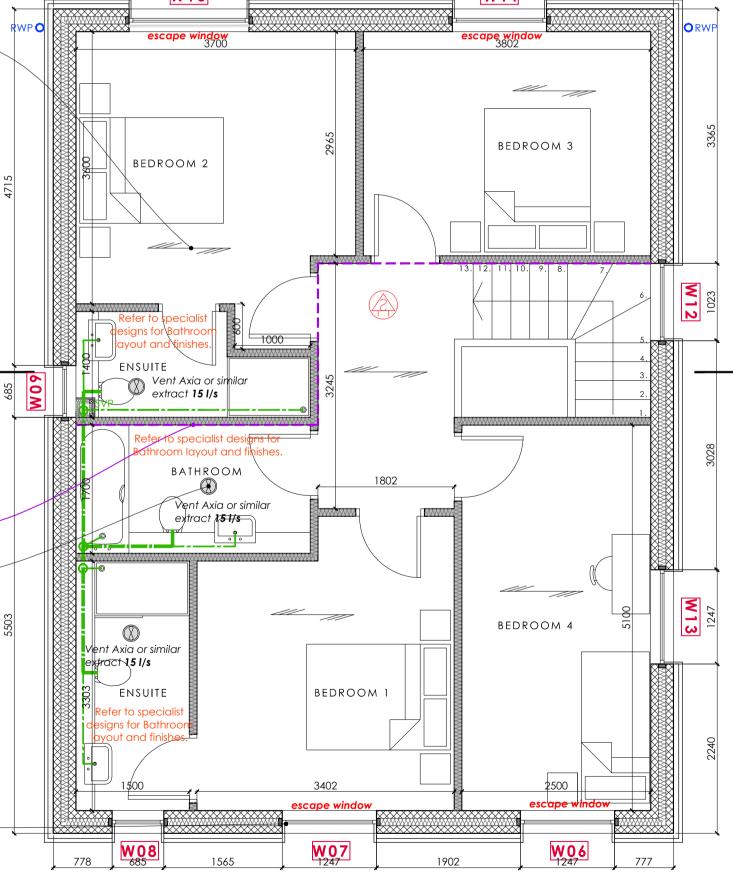
Internal load bearing walls to be constructed from suitable foundations. Walls to be concrete blockwork (see construction details)

Emergency Egress windows and doors - window should

DPC to be stepped accordingly

have an un-obstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through) – a minimum clear opening size of 450mm x 750mm would suffice. The bottom of the openable area should be not more than

1100mm above the finished floor level (and if lower than 800mm fixed guarding should be installed in addition). Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.



FIRST FLOOR PLAN

Residential Development Willingham Road Market Rasen Feb 2021 House Type 1 (Handed) Plans & Elevations

original size | A1 (Landscape) bject to Structural Engineers Deta

ubject to Building Control Approv

Subject to Manufacturers Details

DRAWING NUMBER LDC3371-BR-23F This drawing is the copyright of Lincs Design Consultancy and must not be reproduced without written consent. The contractor is responsible for taking and checking all dimensions on site prior to commencement and reporting back to the architectural consultant any discrepancies. All materials specified on this drawing are to be used in strict accordance with manufacturers written instructions and current codes of practice.

As Shown

Rev F | General Internal Amends | 09.08.2022

Rev D | Drainage Dims Added | 22.03.2022

Rev C | Amends to Internal walls | 16.03.22

Rev A | House Type Changed from A2 | 27.10.21

Rev B | Client Amends | 20.12.21

DRAWING ISSUES AND REVISIONS

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Rev E | Amends to Window openings | 15.06.2022

roject should be adhered to. If any deviations occur the contractor / o responsible for errors resulting from undeclared detail and specification ch